043.0	0005	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	898,900 /	898,900
					USE VALUE:	898,900 /	898,900
					ASSESSED:	898,900 /	898,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96	-98	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSTERWEIS BURTON L/TRUSTEE
Owner 2:	96-98 PALMER ST REALTY TRUST
Owner 3:	
Street 1:	27 ADAMS ST
Street 2:	
Twn/City:	WESTBOROUGH
St/Prov:	MA Cntry: Own Occ: N
Postal:	01581 Type:

PREVIOUS OWNER

Owner 1:	OSTERWEIS BURTON -
Owner 2:	-
Street 1:	27 ADAMS ST
Twn/City:	WESTBOROUGH
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2140 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	435,900	8,200	454,800	898,900
Total Card	0.114	435,900	8,200	454,800	898,900
Total Parcel	0.114	435,900	8,200	454,800	898,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.05 | /Parcel: 420.05

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	30362
GIS Ref	
GIS Ref	
Insp Date	04/20/18

!3668!

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	435,900	8200	4,950.	454,800	898,900		Year end	12/23/2021
2021	104	FV	416,100	8200	4,950.	454,800	879,100		Year End Roll	12/10/2020
2020	104	FV	416,300	8200	4,950.	454,800	879,300	879,300	Year End Roll	12/18/2019
2019	104	FV	324,500	8200	4,950.	483,200	815,900	815,900	Year End Roll	1/3/2019
2018	104	FV	324,500	8200	4,950.	352,500	685,200	685,200	Year End Roll	12/20/2017
2017	104	FV	304,400	8200	4,950.	307,000	619,600	619,600	Year End Roll	1/3/2017
2016	104	FV	304,400	8200	4,950.	261,500	574,100	574,100	Year End	1/4/2016
2015	104	FV	271,300	8200	4,950.	255,800	535,300	535,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:25:52

LAST REV

Date	Time
05/03/18	11:45:27
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3668

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSTERWEIS BURTO	62514-527		8/23/2013	Convenience	99	No	No		
OSTERWEIS BURTO	62330-467		7/29/2013	Convenience	99	No	No		
OSTERWEIS BURTO	48948-199		2/5/2007	Family	1	No	No		
LIONETTA ROSINA	34324-163		12/17/2001		453,000	No	No		
	8086-348		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/2010	608	Re-Roof	9,850					
5/14/2004	407	Det. Gar	16,000					NEW GABLE ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	MEAS&NOTICE	BS	Barbara S
1/14/2009	Meas/Inspect	189	PATRIOT
3/21/2005	Permit Visit	BR	B Rossignol
2/6/2002	MLS	HC	Helen Chinal
4/13/2000	Inspected	276	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	30362
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14065421
Const Adj.:	0.98000199
Adj $ / SQ:	201.212
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631674
Depreciation:	195819
Depreciated Total:	435855

COMMENTS

643-9659.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

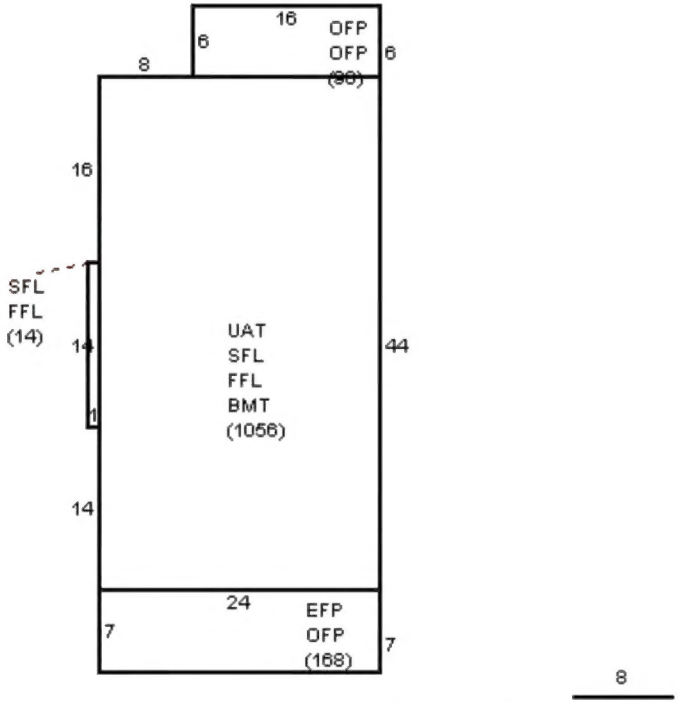
No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	201.21
Special Features:	0	Val/Su Net:	109.30
Final Total:	435900	Val/Su SzAd	203.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,070	201.210	215,297
SFL	Second Floor	1,070	201.210	215,297
BMT	Basement	1,056	60.360	63,744
OFP	Open Porch	360	20.660	7,438
UAT	Upper Attic	264	80.480	21,248
EFP	Enclos Porch	168	42.560	7,150

Net Sketched Area:	3,988			Total:	530,174
Size Ad	2140	Gross Area	4780	FinArea	2140

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

043.0-0005-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X20	G	GD	1930	29.22	T	30	104			8,200			8,200

More:	N	Total Yard Items:	8,200	Total Special Featues:		Total:	8,200